

for reaching this special milestone and in recognizing the valuable contributions of the Center's staff to improving the quality of life for the region's Latino community.

CONGRATULATING TROJANS OF
JAMES MADISON HIGH SCHOOL

HON. EDDIE BERNICE JOHNSON

OF TEXAS

IN THE HOUSE OF REPRESENTATIVES

Thursday, May 7, 2009

Ms. EDDIE BERNICE JOHNSON of Texas. Madam Speaker, I rise today to congratulate the Trojans of James Madison High School on their first state basketball championship since 1997. These outstanding young men have come a long way this past season and have made their community in South Dallas so very proud.

Winning a state championship is something that will last a lifetime. It is a remarkable achievement that few teams ever experience, and it is a legacy that will live with the 2008–09 Trojans forever. The Trojans and Coach Damien Mobley know what brought this state title back to Dallas—hard work. It is doing that one extra sprint, that extra drill, shooting that extra free throw after practice that helped make the Trojans champions. Nobody outworked the Trojans and nobody could beat them in the state tournament. And nobody had a greater following or more community support than the Trojans of Madison High.

It is an honor to pay tribute to the entire Trojan squad and on behalf of all the residents of Texas, congratulations again to the Trojans of Madison High School and Coach Damien Mobley and the entire Madison community—you are an inspiration to us all. It is Trojan Pride at its finest. Go Trojans.

MORTGAGE REFORM AND ANTI-
PREDATORY LENDING ACT

SPEECH OF

HON. CHRIS VAN HOLLEN

OF MARYLAND

IN THE HOUSE OF REPRESENTATIVES

Wednesday, May 6, 2009

The House in Committee of the Whole House on the State of the Union had under consideration the bill (H.R. 1728) to amend the Truth in Lending Act to reform consumer mortgage practices and provide accountability for such practices, to provide certain minimum standards for consumer mortgage loans, and for other purposes:

Mr. VAN HOLLEN. Mr. Chair, I rise today in support of H.R. 1728, the Mortgage Reform and Anti-Predatory Lending Act.

This country is in the midst of a foreclosure crisis. After experiencing the effects of the first wave of foreclosures last year, we are now hearing warnings of a second, more harmful wave of subprime and predatory loan inspired foreclosures in the year ahead.

While everyone pays when a home is foreclosed upon, the people hit hardest are the elderly—who are easily deceived, the poor—who have few options, and people of color—who are often not informed fully about all their options. For decades, predatory lenders have targeted American borrowers of color with

subprime and predatory loans. In a 2005 Federal Reserve study, it was shown that African Americans were 3.2 times more likely to receive a higher cost, subprime loan than Whites. Latinos were 2.7 times more likely.

This bill targets the harmful practice of unfairly issuing subprime loans or using predatory lending to take advantage of borrowers.

While the legislation is not perfect, it does have some key provisions that are desperately needed.

Among its many useful provisions, H.R. 1728 establishes an ability-to-repay standard whereby the lender must determine that the borrower has a reasonable ability to repay the loan, present a net tangible benefit to homeowners seeking to refinance, and ensure that the loan cannot have any predatory characteristics.

H.R. 1728 also establishes a safe harbor for qualified, 30 year fixed loans. Doing so will help shift the incentives away from exotic mortgages.

And, the bill establishes protections for tenants who can be made homeless if their landlord fails to pay the mortgage. This bill gives tenants the right to remain in their homes until the end of their lease. If they do not have a lease or if the property is purchased, then tenants must be given 90-day notice to vacate.

These are important and necessary protections for homeowners and renters. I encourage my colleagues to join me today in voting for H.R. 1728, the Mortgage Reform and Anti-Predatory Lending Act.

MORTGAGE REFORM AND ANTI-
PREDATORY LENDING ACT

SPEECH OF

HON. NYDIA M. VELÁZQUEZ

OF NEW YORK

IN THE HOUSE OF REPRESENTATIVES

Tuesday, May 5, 2009

The House in Committee of the Whole House on the State of the Union had under consideration the bill (H.R. 1728) to amend the Truth in Lending Act to reform consumer mortgage practices and provide accountability for such practices, to provide certain minimum standards for consumer mortgage loans, and for other purposes:

Ms. VELÁZQUEZ. Mr. Chair, across the country hundreds of thousands of hard-working families have fallen victim to predatory lending. Poor and minority communities have been targeted. Today, we are seeing the results. The foreclosure rate is the highest in a quarter century, and many others are burdened by debt.

That's why H.R. 1728 is needed. It enacts simple reforms that will level the playing field for consumers. The Mortgage Reform and Anti-Predatory Lending Act will help the nation move toward recovery. It will give consumers the confidence to purchase a new home by ensuring predatory lending practices become a thing of the past. The bill would make it illegal for lenders to make loans that homeowners cannot reasonably be expected to repay.

It not only sets guidelines for fair lending, but takes strides to empower the borrower. For years, I have said that one of the most effective ways to stop predatory lending is to give consumers knowledge. This legislation in-

cludes my initiative to provide increased access and information on the benefits of home inspections—and give homebuyers a leg up when dealing with lenders.

Last, but not least, when we think of homes going into foreclosure, we cannot forget those who live in apartment buildings. In New York, as in many urban areas, more than half of our city rents. And today, as many as 90,000 New Yorkers reside in buildings with debts too high to maintain. These families, at no fault of their own, could be out on the street if their buildings go into foreclosure.

The amendment I have proposed would protect tenants and keep multifamily buildings out of foreclosure. It establishes a new program to stabilize troubled buildings by refinancing them or facilitating their transfer to new responsible owners.

I urge you to protect renters, to protect homeowners, and to put a stop to the abusive lending practices that have hurt so many American families. I urge a "yes" vote.

MORTGAGE REFORM AND ANTI-
PREDATORY LENDING ACT

SPEECH OF

HON. BOB ETHERIDGE

OF NORTH CAROLINA

IN THE HOUSE OF REPRESENTATIVES

Wednesday, May 6, 2009

The House in Committee of the Whole House on the State of the Union had under consideration the bill (H.R. 1728) to amend the Truth in Lending Act to reform consumer mortgage practices and provide accountability for such practices, to provide certain minimum standards for consumer mortgage loans, and for other purposes:

Mr. ETHERIDGE. Mr. Chair, I rise in support of H.R. 1728, Mortgage Reform and Anti-Predatory Lending Act.

Our nation currently has the highest home foreclosure rate in a quarter century. Millions of families are facing the frightening prospect of foreclosure. Not only do these foreclosures cause great harm to individual families, but they result in declining property values for whole communities and huge disruptions in the overall housing market. This housing crisis has rippled through our economy and led to the economic recession in which we find ourselves. H.R. 1728 makes the necessary reforms to prohibit many of the ill-advised practices that led to the housing crisis.

H.R. 1728 includes several provisions to end abusive or predatory lending. This bill ends compensation structures that incentivize mortgage originators to steer borrowers into more costly loans. It also calls for increased disclosure so that consumers know if loan originators are benefiting at their expense. This bill creates uniform standards to prevent mortgage abuse. In order to meet these new standards, consumers would have to have a "reasonable ability to repay." In addition, loan refinances would have to provide some "net tangible benefit" to the consumer. Meeting these new guidelines will help erase some of the riskier loans that have damaged our housing sector. Any lender that violates these standards would be liable for damages including attorney's fees. In addition, Federal financial regulators would also get new authority to address abusive mortgage practices by issuing joint regulations. Finally, H.R. 1728 protects tenants by providing them protections